



Stanley Grove, Wrexham LL14 6AH

£190,000

Located on Stanley Grove, Ruabon, Wrexham, this three bedroom semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 861 square feet, this property is ideal for families, first time buyers or those looking to downsize. The home features a welcoming reception room, a modern kitchen, three well-proportioned bedrooms, ensuring ample room for family members or guests. The bathroom is thoughtfully designed, catering to the needs of modern living. For those with vehicles, the property offers parking for two vehicles, a valuable feature in today's busy world. To the rear is a generous enclosed garden. The location in Ruabon is particularly appealing, with easy access to local amenities, schools, and transport links, making it a convenient choice for daily life.

- A THREE BEDROOM SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- SPACIOUS LOUNGE
- STYLISH CONTEMPORARY BATHROOM
- GENEROUS REAR GARDEN
- VIEWING ADVISED!



Location

Ruabon is one of the larger villages in Wrexham, with a population of approximately 3,000. It has a rich history which has been traced through the past 2,000 years. Sites of historical and archaeological interest still remain within walking distance of the centre of the village. The village is home to pubs, small shops and a post office on its high street. The A483, which divides the village, connects it with Wrexham Town and Chester to the North, Shropshire to the East and Oswestry, Builth Wells and Llandovery to the South. Through Ruabon Railway Station, trains connect the village to Wrexham, Chester and Holyhead to the North, Birmingham to the East and Cardiff to the South. There is also an integrated bus service from the station providing transport to local destinations such as Llangollen, the aqueduct at Froncysyllte and the surrounding areas.

Entrance Hall

Upvc front door, laminate flooring, stairs rising to first floor, door to lounge.

Lounge

Laminate flooring, window to front, patio doors to conservatory, fireplace alcove with tiled hearth.

Conservatory

Lean to style conservatory with sliding doors to garden.

Kitchen

Modern fitted range of wall and base units, complementary worktops, inset sink, mixer tap, window to rear, induction hob, extractor, single oven, dishwasher, space for washing machine, wall mounted glow worm gas combi boiler, tiled floor, understairs storage, window to front, upvc door to side.

Side Passage

Providing covered access to the rear garden from the front drive and useful storage space.

First Floor Landing

Carpet, doors to bedrooms and bathroom, window to side, loft access.

Outside

Front tarmac drive with space for 2 cars.

Rear garden with patio adjacent house, lawn, fencing, vehicle gates to rear, outdoor store/garage.

Bedroom One

Carpet, two windows to front, storage alcoves with rails, shelving and drawers.

Bedroom Two

Carpet, window to rear, built in storage.

Bedroom Three

Carpet, window to front.

Bathroom

Bathtub with shower over, shower screen, extractor, wc and hand wash basin set in vanity, chrome towel rail, aqua panel splash back, tiled effect flooring, spotlights, led mirror.

Additional Information

New windows on front of house, new kitchen, and bathroom. Boiler approx 3 years old (Hive compatible) new front drive.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify



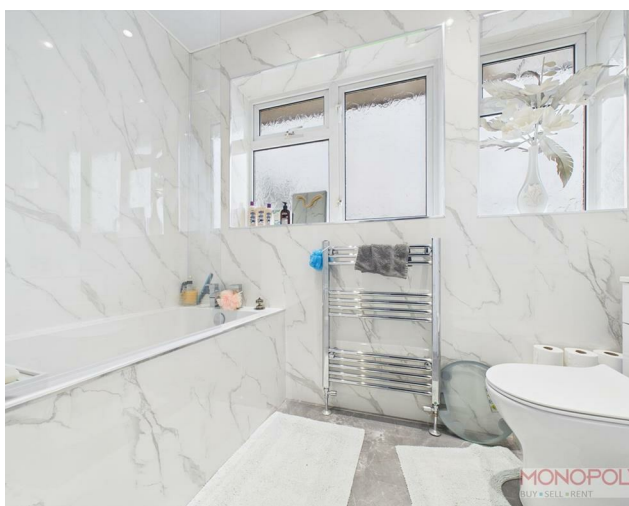
that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

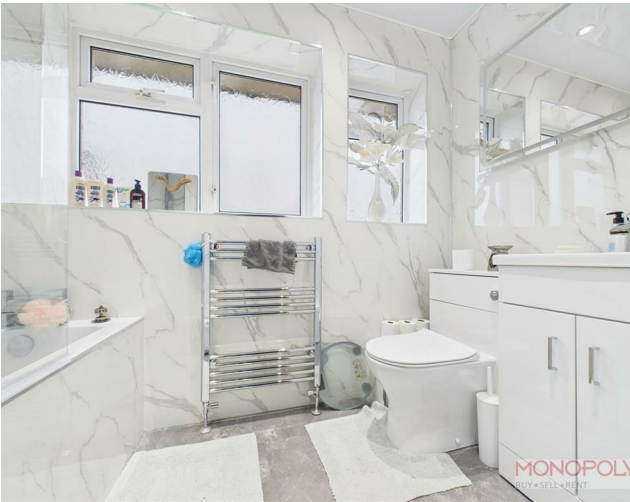
MORTGAGES

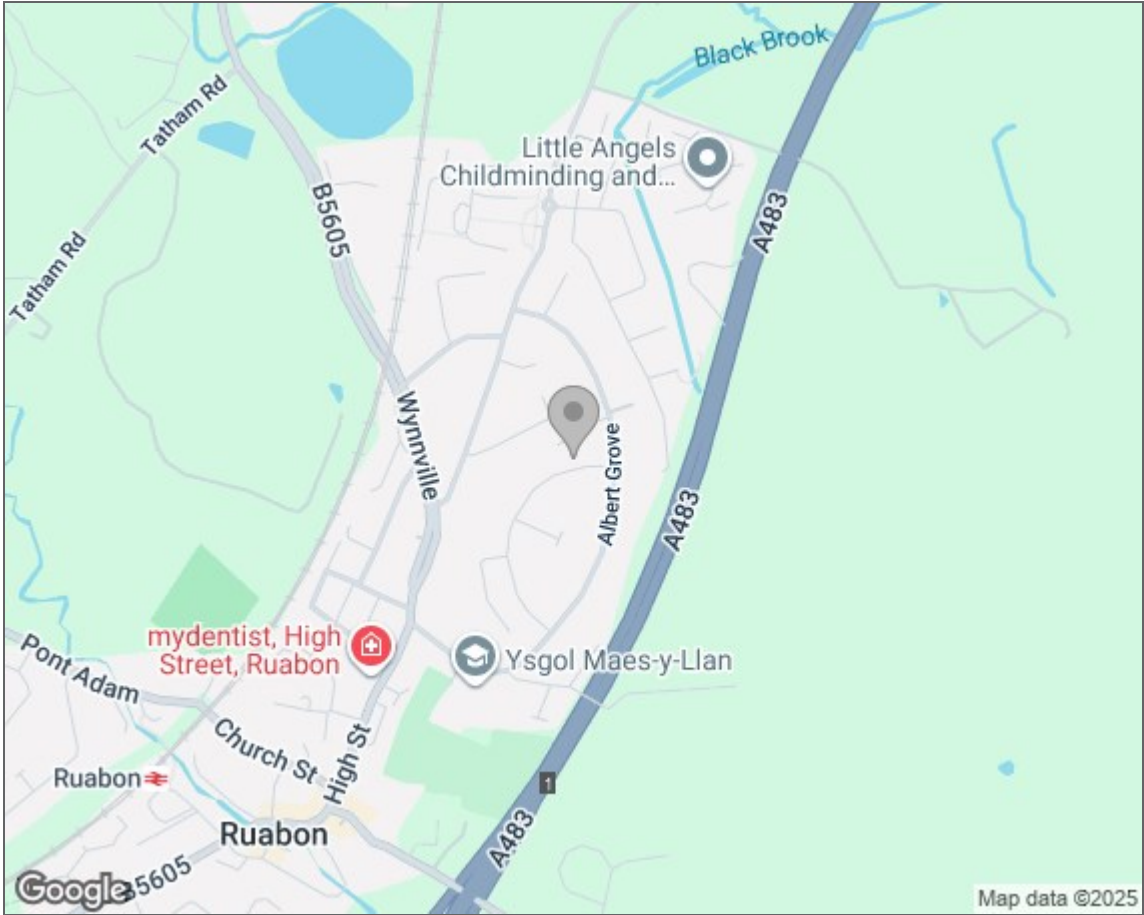
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.











Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

